

Subdivision Activity

2005 Subdivision Highlights

1. Approximately 121 subdivision plats were recorded last year with the Sedgwick County Register of Deeds. Of these, 87 plats (72 percent) were located in Wichita or the unincorporated portions of Sedgwick County and the remaining 34 plats (28 percent) were in the County's small cities.
2. Of the residential lots created by platting in Sedgwick County in 2005, 73 percent were located in Wichita or in its 2030 Urban Growth Area, as identified by the Comprehensive Plan. This is up 7 percent from 2004.
3. Last year 2,827 new residential lots were platted or split. On these lots, there is the potential to build 3,295 residential units across the county. These figures are down 20 and 17 percent respectively from 2004.
4. The Northwest portion of Wichita recorded the greatest share of platting activity in 2005 with 16 percent of all potential dwelling units in the county. This was followed by the Northeast Wichita with 15 percent.
5. In 2005, 1,321 residential lots were platted in USD 259, Wichita, with the potential for 1,641 dwelling units. USD 266, Maize, experienced the second largest number of potential dwelling units with 798 units on 694 lots. USD 385, Andover, had 486 lots with 486 potential residential units.
6. Commercial/Office platting and lot split activity in Sedgwick County accounted for 157 new lots, and industrial platting accounted for 60 new lots. These figures are up 28 percent and down 14 percent respectively from 2004.
7. The Northeast portion of Wichita saw the greatest amount of non-residential subdivision activity with 48 Commercial/Office lots and 11 Industrial lots. This was followed by Northwest Wichita with 47 Commercial/Office lots and 9 Industrial lots.

PLATTING AND LOT SPLITS

Approximately 129 subdivision plats were recorded in Sedgwick County and Andover during 2005. This is 28% less than the 180 new plats recorded in 2004. Of the 2005 total, approximately 23 (18 percent) were replats. Also, of this overall total, 87 plats (68 percent) were located in Wichita or the unincorporated portions of Sedgwick County and 34 plats (26 percent) were located in the county's small cities. Andover recorded 8 plats (6 percent) during 2005.

Lot splits, a division of one subdivided lot into 2 to 4 developable lots, produced about 60 residential lots, 35 commercial lots, and 45 industrial lots across Sedgwick County and in

Andover.

Figures 5 and 6 illustrate the residential and commercial subdivision activity recorded by the Sedgwick County Register of Deeds during 2005. They also shows the extent of subdivision activity during the previous five years (2000-2004).

Last year there were 3,167 residential lots platted or split, with the potential for a total of 3,635 residential units distributed across Sedgwick County and in Andover. This is a decrease of 9 percent for new lots compared to the five-year average. Commercial/office platting and lot split activity in Sedgwick County and Andover accounted for 169 new lots, and new industrial lots numbered 60 in 2005.

Subdivision Activity

Platting totals for Wichita and the unincorporated areas of Sedgwick County were determined by aggregating data from the Metropolitan Area Planning Department's Recorded Plat Reports. Platting activity for each of the county's small cities was provided by a building permit and platting activity survey conducted by MAPD.

Subdivision Activity by Comprehensive Plan Growth Areas

Statistics have been compiled according to the new Wichita and Small Cities 2030 Urban Growth Areas contained in the 2005 Update of the Wichita – Sedgwick County Comprehensive Plan shown in **Figure 7**. The old Statistical Development Areas have been merged into this new structure. All of the five-year data has been refigured to match with this new geography.

In addition, the rural sections of Sedgwick County outside of the 2030 Urban Growth Areas have been divided into four sub-areas, and Wichita, within its 2030 Urban Growth Area, has been divided into seven sub-areas. These are also shown in Figure 6.

The Wichita and Small Cities 2030 Urban Growth Areas Map was created as a tool to provide a sense of expected directions for future urban and suburban development in the county. The map is based on the direction of growth due to market conditions, the availability of public services/facilities, the cost of providing public infrastructure in the future, and other issues identified in the Wichita-Sedgwick County Comprehensive Plan and the comprehensive plans of individual small cities. It is also important to note that the 2030 urban growth areas depicted are not prescriptive or binding in nature. They serve only as a reasonable indication as to where the future efficient extension of public municipal services and corporate limits could occur by the year 2030. The 2030 Urban Growth Area Map identifies several key county areas of development:

Small City 2030 Urban Growth Area: The designated small cities' urban growth areas are generally located adjacent to their existing municipal boundaries, and indicates the reasonable direction and magnitude of growth these communities can expect to experience out to the year 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Wichita 2030 Urban Growth Area: This category identifies Wichita's urban fringe areas that are presently undeveloped but have the potential to be developed by the year 2030, based upon Wichita population growth projections and current market trends. This is the area in which City expansion and extension of municipal services and infrastructure should be focused during the period from 2005 to 2030. Determination of growth direction and amount is based upon municipal political considerations, anticipated municipal population growth, efficient patterns of municipal growth, current infrastructure limitations, cost-effective delivery of future municipal services and environmental factors.

Rural Functional Land Use Category: This category encompasses land outside the 2030 urban growth areas for Wichita and the small cities. This category is intended to accommodate agricultural uses, rural based uses that are no more offensive than those agricultural uses commonly found in Sedgwick County, and predominately larger lot residential exurban subdivisions (normally with lot sizes of 2 acres or more) with provisions for individual, or community water and sewer services.

K-96 Special Uses Corridor: This category encompasses areas of land identified in the K-96 Corridor Economic Development Plan completed by Sedgwick County in 2005, that require special land use controls in order to ensure appropriate patterns of commercial redevelopment within the K-96 corridor over the next 25 years. The K-96

FIGURE 5

2000 - 2005 Residential Subdivision Activity in Sedgwick County

- Wichita 2030 Urban Growth Sub-areas
- County Sub-areas
- Small City 2030 Urban Growth Areas
- 2000 - 2001
- 2002 - 2004
- 2005

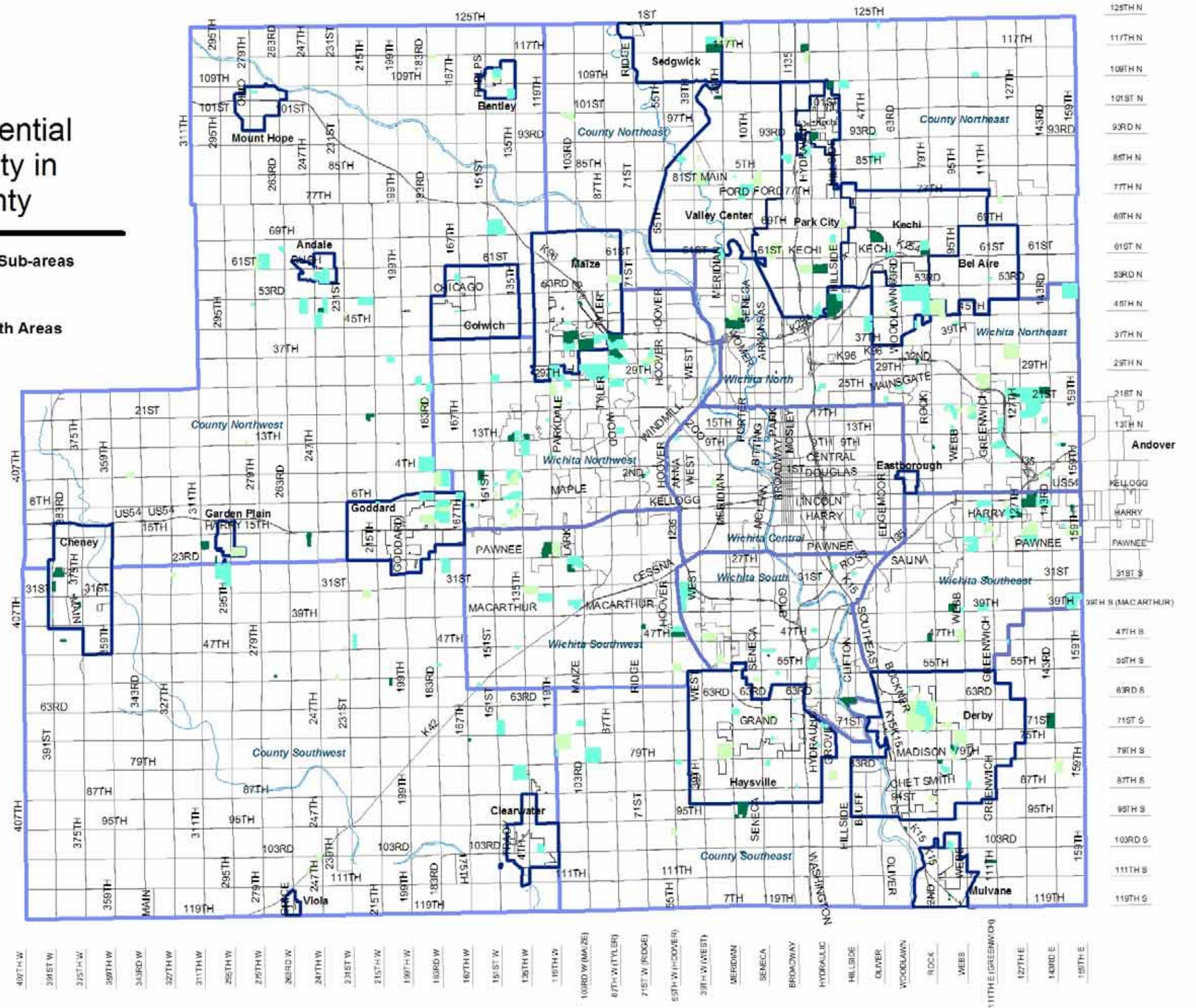
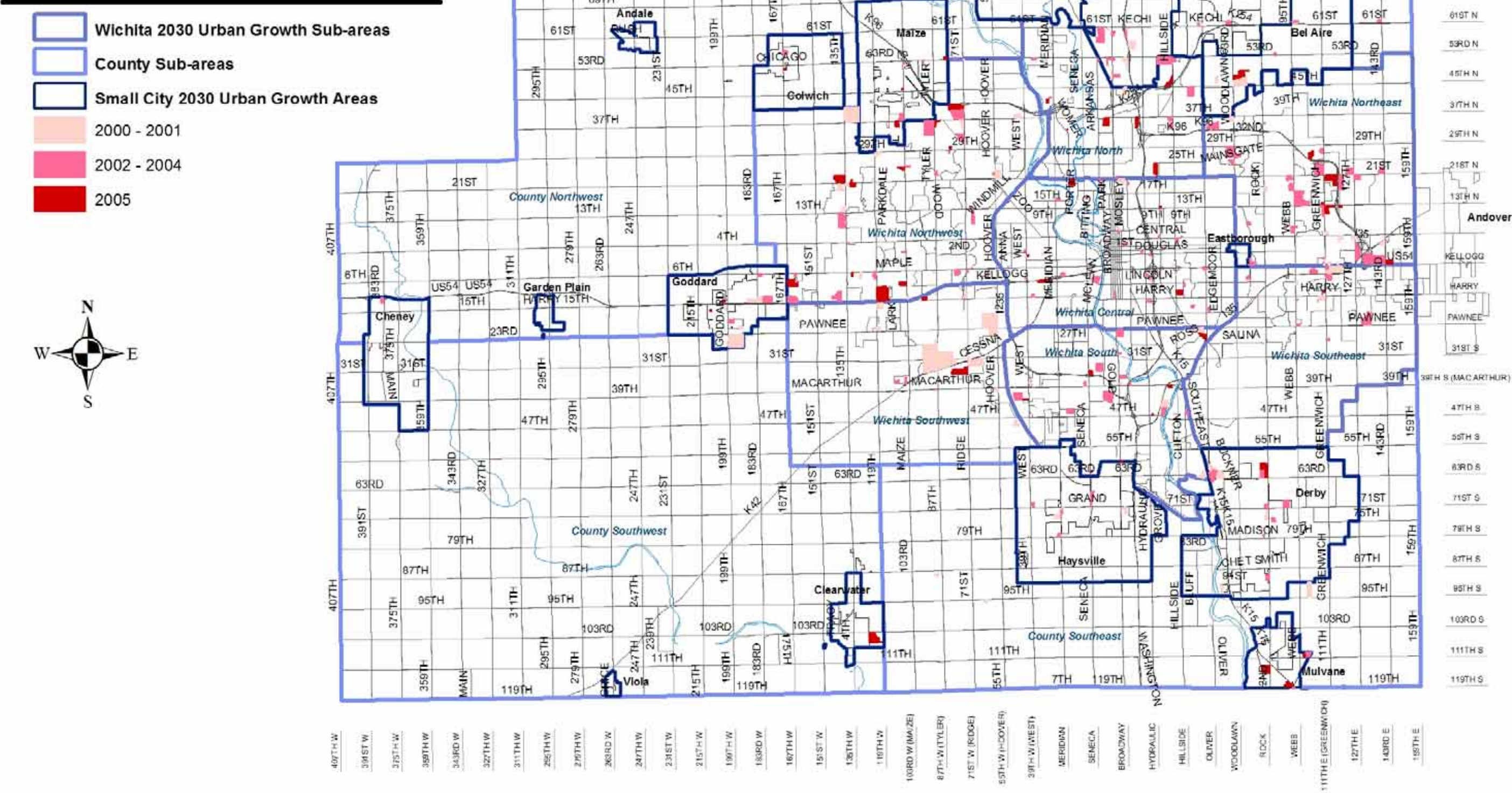


FIGURE 6

2000 - 2005 Commercial Subdivision Activity in Sedgwick County





Subdivision Activity

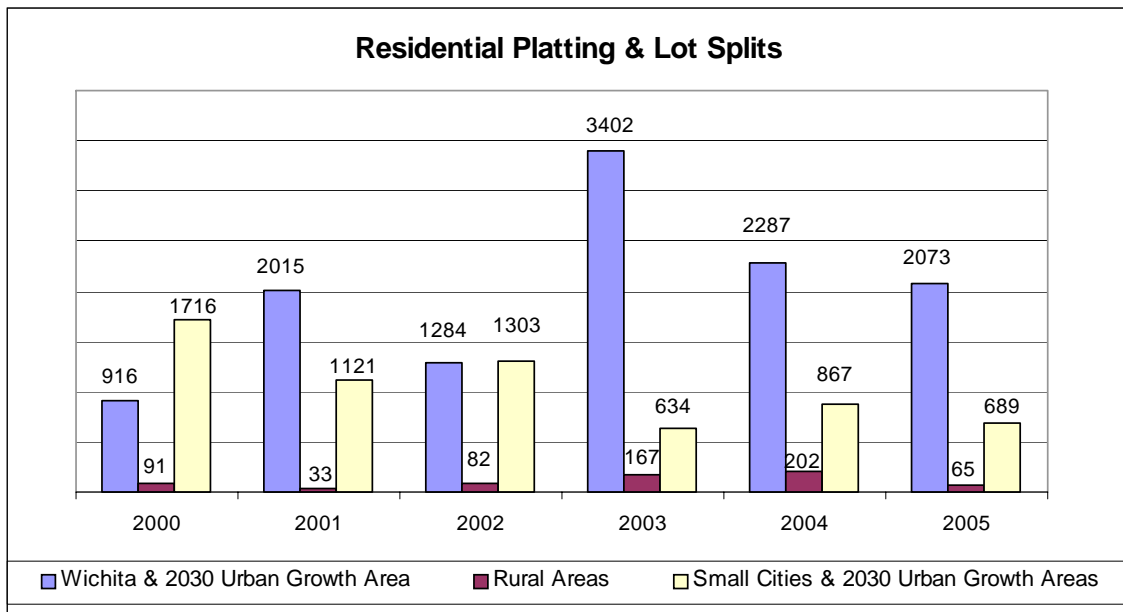
Tables 4 list the number of residential lots platted or split in 2005 by growth area along with averages for the years 2000 through 2004.

Figures 8 illustrates the trend for the individual years used in the five-year averages along with the 2005 totals.

Table 4

Residential Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area (*Does not include Wichita Multi-Family Residential Unit Counts)						
Growth Areas	2005 Residential Lots Platted	2005 Potential Residential Units	2005 Percent of Total Dwelling Units	2000-2004 Average Residential Lots Platted	2000-2004 Average Potential Residential Units	2000-2004 Percent of Total Dwelling Units
City of Wichita & 2030 Urban Growth Area (Sub-areas)						
Wichita Central	19	45	1.4%	34	84	2.4%
Wichita Northeast	222	482	14.6%	503	531	15.3%
Wichita North	455	455	13.8%	139	140	4.0%
Wichita Northwest	517	529	16.1%	646	706	20.4%
Wichita Southeast	255	255	7.7%	291	296	8.6%
Wichita South	310	334	10.1%	161	168	4.9%
Wichita Southwest	295	295	9.0%	206	206	6.0%
Wichita 2030 Urban Growth Area Subtotal	2073	2395	72.7%	1981	2131	61.6%
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	65	65	2.0%	115	115	3.3%
Small City & 2030 Urban Growth Areas						
Andale	0	0	0.0%	0	0	0.0%
Bel Aire	0	0	0.0%	88	88	2.6%
Bentley	0	0	0.0%	62	62	1.8%
Cheney	16	45	1.4%	21	29	0.8%
Clearwater	0	0	0.0%	26	26	0.8%
Colwich	12	12	0.4%	9	12	0.3%
Derby	2	2	0.1%	367	389	11.2%
Eastborough	0	0	0.0%	0	0	0.0%
Garden Plain	1	1	0.0%	20	20	0.6%
Goddard	1	16	0.5%	129	129	3.7%
Haysville	79	79	2.4%	86	105	3.0%
Kechi	149	149	4.5%	10	10	0.3%
Maize	203	305	9.3%	64	64	1.9%
Mount Hope	2	2	0.1%	1	1	0.0%
Mulvane	4	4	0.1%	14	14	0.4%
Park City	201	201	6.1%	140	172	5.0%
Sedgwick	17	17	0.5%	7	7	0.2%
Valley Center	2	2	0.1%	84	84	2.4%
Viola	0	0	0.0%	0	0	0.0%
Small Cities & 2030 Urban Growth Areas Subtotal	689	835	25.3%	1128	1212	35.1%
Sedgwick Co. Total	2827	3295	100%	3224	3458	100%
Andover	340	340		269	270	

Figure 8



Subdivision Activity

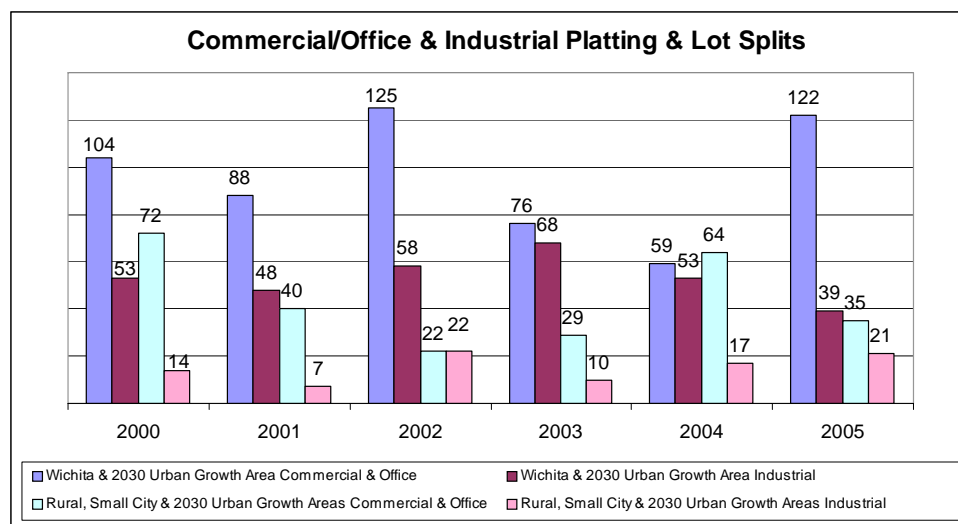
Table 5 gives commercial/office and industrial subdivision and lot split activity for 2005 along with averages for the years 2000 through 2004.

Figures 9 illustrates the trend for the individual years 2000 through 2005 for commercial/office and industrial activity.

Table 5

Commercial/Office and Industrial Platting and Lot Split Activity by Comprehensive Plan 2030 Urban Growth Area				
Growth Areas	2005 Commercial & Office Lots	2005 Industrial Lots	2000-2004 Average Commercial & Office Lots	2000-2004 Average Industrial Lots
City of Wichita & 2030 Urban Growth Area (Sub-areas)				
Wichita Central	7	6	13	7
Wichita Northeast	48	11	29	20
Wichita North	11	6	4	5
Wichita Northwest	47	9	26	11
Wichita Southeast	3	2	11	1
Wichita South	6	3	7	5
Wichita Southwest	0	2	1	6
Wichita 2030 Urban Growth Area Subtotal	122	39	90	56
Rural Areas (Includes County Northeast, Southeast, Northwest and Southwest sub-areas)	0	0	2	0
Small City & 2030 Urban Growth Areas				
Andale	0	0	0	0
Bel Aire	0	0	0	0
Bentley	0	0	0	0
Cheney	0	0	0	0
Clearwater	0	0	0	0
Colwich	0	0	0	0
Derby	2	1	19	0
Eastborough	0	0	0	0
Garden Plain	0	0	0	0
Goddard	0	0	3	0
Haysville	2	0	2	3
Kechi	0	2	5	0
Maize	28	1	3	0
Mount Hope	0	0	0	0
Mulvane	3	0	0	0
Park City	0	17	9	7
Sedgwick	0	0	0	0
Valley Center	0	0	1	3
Viola	0	0	0	0
Small Cities & 2030 Urban Growth Areas Subtotal	35	21	44	14
Sedgwick Co. Total	157	60	136	70
Andover	12	0	4	0

Figure 9



Subdivision Activity

For the year 2005, residential subdivision activity within Sedgwick County saw a 12 percent decrease in lots created compared to the five-year average and a 16 percent decrease from 2004. Residential lots in rural Sedgwick County fell 68 percent from 2004 totals and 43 percent from the five-year average.

Meanwhile, the number of commercial/office lots created in Sedgwick County saw an increase of 15 percent compared to the five-year average, and industrial lots created saw a 14 percent decrease over the five-year average. The number of lots created for commercial/office increased 28 percent and industrial decreased 14 percent from 2004 activity levels.

Platting by School District

For school districts, an important indicator of

potential new students is the amount of development activity occurring within school district boundaries. While construction may not occur immediately after a subdivision is approved, platting activity levels are good indicators where new construction may occur in the future. Barring other local factors that influence school attendance, area school districts may generally expect enrollment trends to be impacted by the level of platting and building permit activity within their district.

Table 6 shows platting activity in school districts serving Sedgwick County and Andover in 2005. Residential subdivision activity in the Wichita School District accounted for 45 percent of 2005 potential dwelling units. The Maize school district accounted for another 22 percent, and the Andover district accounted for an additional 13 percent.

Table 6

Residential Platting and Lot Split Activity by School District (*Does not include Wichita Multi-Family Residential Unit Counts)							
School District	Primary City	2005 Residential Lots Platted	2005 Potential Residential Units	2005 Percent of Total Dwelling Units	2000-2004 Average Residential Lots Platted	2000-2004 Average Potential Residential Units	2000-2004 Percent of Total Dwelling Units
USD 206	Whitewater	0	0	0.0%	0	0	0.0%
USD 259	Wichita	1,321	1,641	45.1%	937	1079	29.1%
USD 260	Derby	143	143	3.9%	376	393	10.6%
USD 261	Haysville	183	183	5.0%	228	227	6.1%
USD 262	Valley Center	13	13	0.4%	139	236	6.4%
USD 263	Mulvane	5	5	0.1%	14	14	0.4%
USD 264	Clearwater	1	1	0.0%	61	13	0.3%
USD 265	Goddard	218	233	6.4%	484	480	12.9%
USD 266	Maize	694	798	22.0%	518	548	14.8%
USD 267	Colwich	57	57	1.6%	69	97	2.6%
USD 268	Cheney	17	46	1.3%	21	27	0.7%
USD 312	Haven	2	2	0.1%	1	1	0.0%
USD 331	Kingman	0	0	0.0%	0	0	0.0%
USD 356	Conway Springs	0	0	0.0%	1	2	0.1%
USD 369	Burton	0	0	0.0%	0	0	0.0%
USD 375	Towanda	0	0	0.0%	59	58	1.6%
USD 385	Andover*	486	486	13.4%	512	406	10.9%
USD 394	Rose Hill	8	8	0.2%	0	0	0.0%
USD 439	Sedgwick	17	17	0.5%	7	14	0.4%
USD 440	Bentley	2	2	0.1%	66	118	3.2%
TOTAL		3,167	3,635	100.0%	3493	3713	100.0%